

Pete D. Winterton Boundary Line Adjustment Survey

Located in Section 8, T. 2 S., R. 1 W., U.S.B. & M.

Duchesne County, Utah

2016

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

LEGEND

	SURVEYED BOUNDARY LINE
	COUNTY ROAD RIGHT OF WAY LINE
	SECTION LINE
	QUARTER SECTION LINE
	40 ACRE LINE
	EXISTING DEED LINE
	EXISTING FENCE LINE
	FOUND REBAR & CAP AS NOTED
	SET 5/8" REBAR & PLASTIC CAP STAMPED LS 343639
	FOUND SECTION OR 1/16 CORNER AS NOTED
	NOT FOUND QUARTER OR 1/16 CORNER AS NOTED

WINTERTON DEED DESCRIPTION 00-0027-3908 (1507-0003)

DESCRIPTION FROM A WARRANTY DEED FOUND AS ENTRY NUMBER 385486, IN BOOK A-474 PAGE 120 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE.

TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE and MERIDIAN

SECTION 8:

Beginning at a point on the South line of the Northeast Quarter of the Southeast Quarter of said Section 8, said point being East 174.59 feet along said South line from the Southwest Corner of said Northeast Quarter of said Southeast Quarter, (said point also being on the East right-of-way line of the Neola Highway); thence North 21°29'00" West 161.82 feet along said Highway right-of-way line; thence East 608.22 feet parallel to said South line of said Northeast Quarter; thence South 150.58 feet parallel to the West line of said Northeast Quarter; thence West 548.92 feet, along said South line, to the point of beginning.

TOGETHER with all improvements and appurtenances thereto belonging. SUBJECT to all existing easements and rights-of-way. EXCEPTING THEREFROM all oil, gas, and mineral rights.

LARSEN DEED DESCRIPTION 00-0030-4224 (1509-0004)

DESCRIPTION FROM AN AFFIDAVIT SEVERING LIFE ESTATE IN REAL PROPERTY FOUND AS ENTRY NUMBER 386524, IN BOOK A-518, PAGES 714 - 718 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE.

TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE & MERIDIAN

Section 8: Beginning at a point 430 feet West and 476.5 feet North of the Southeast Corner of the Southeast Quarter of said Section; thence South 85° West 391 feet, more or less, to the Easterly right-of-way line of State Highway 121; thence Northwesterly along said Highway right-of-way 931 feet, more or less, to the 1/16th Section line; thence East along said 1/16th Section line 1127.5 feet, more or less, to the East Section line; thence South along the Section line 1020 feet; thence West 300 feet; thence North 176.5 feet; thence West 130 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS: Commencing at a point which is South 89°43' East (basis of bearing taken from Utah State Road Data) 174.60 feet from the Northwest Corner of the Southeast Quarter of the Southeast Quarter of said Section, along the North line of said Southeast Quarter Southeast Quarter which point of beginning is on the East right-of-way line of said State Road; thence South 89°43' East 178.00 feet along said North line; thence South 25°47'49" East 445.95 feet; thence South 74°12' West 210.00 feet to the East right-of-way line of said State Road; thence North 20°18' West 490.00 feet along said East right-of-way line to the point of beginning.

Commencing at the Southeast Corner of said Section, thence West 665.60 feet along the South line of said Section to a point on the East right-of-way line of Utah State Road 121; thence North 20°18' West 476.5 feet along said right-of-way line to the Point of beginning; thence continuing North 20°18' West 143.43 feet along said right-of-way; thence North 70°00' East 490.00 feet; thence South 431.02' West 268.87 feet; thence South 85°00' West 391.00 feet to the point of beginning.

NEW WINTERTON PARCEL DESCRIPTION

BEGINNING AT A POINT LOCATED S89°51'12"E 162.19 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, T. 2 S., R. 1 W., U.S.B. & M. SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 121; THENCE N20°16'52"W ALONG SAID EAST RIGHT OF WAY LINE, 161.82 FEET; THENCE S89°51'12"E PARALLEL TO SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 604.85 FEET; THENCE S00°03'33"E PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 151.64 FEET TO SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S00°03'33"E 150.00 FEET; THENCE N89°51'12"W PARALLEL TO SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 298.07 FEET TO THE WEST LINE OF PARCEL 00-0030-4224; THENCE N25°56'01"W ALONG THE WEST LINE OF PARCEL 00-0030-4224, 167.00 FEET TO SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE N89°51'12"W ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 178.00 FEET TO THE POINT OF BEGINNING.

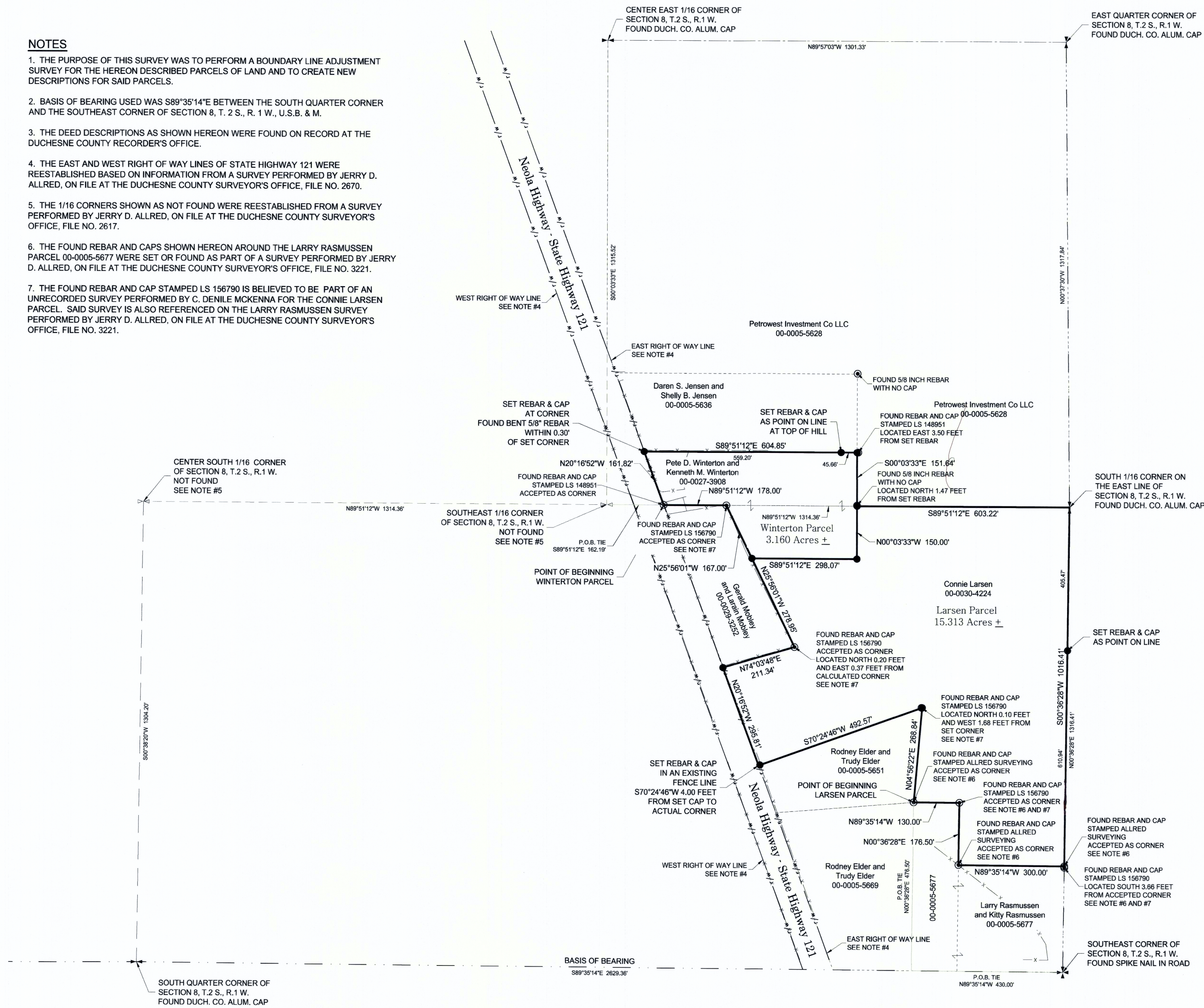
BASIS OF BEARING IS S89°35'14"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 8. CONTAINING 3.160 ACRES, MORE OR LESS.

NEW LARSEN PARCEL DESCRIPTION

BEGINNING AT A POINT LOCATED N89°35'14"W 430.00 FEET ALONG THE SOUTH LINE OF SECTION 8, T. 2 S., R. 1 W., U.S.B. & M., AND N00°36'28"E 476.50 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N04°56'22"E 268.84 FEET; THENCE S70°24'46"W 492.57 FEET TO THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 121; THENCE N20°16'52"W ALONG SAID EAST RIGHT OF WAY LINE, 295.81 FEET; THENCE N74°03'48"E 211.34 FEET; THENCE N25°56'01"W 278.86 FEET; THENCE S89°51'12"E 298.07 FEET; THENCE N00°03'33"W 150.00 FEET TO THE NORTH LINE OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S89°51'12"E ALONG SAID NORTH LINE, 603.22 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S00°36'28"W ALONG THE EAST LINE OF SAID SECTION 8, 1016.41 FEET; THENCE N89°35'14"W 300.00 FEET; THENCE N00°36'28"E 176.50 FEET; THENCE N89°35'14"W 130.00 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING IS S89°35'14"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 8. CONTAINING 15.313 ACRES, MORE OR LESS.

NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO PERFORM A BOUNDARY LINE ADJUSTMENT SURVEY FOR THE HEREON DESCRIBED PARCELS OF LAND AND TO CREATE NEW DESCRIPTIONS FOR SAID PARCELS.
2. BASIS OF BEARING USED WAS S89°35'14"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 8, T. 2 S., R. 1 W., U.S.B. & M.
3. THE DEED DESCRIPTIONS AS SHOWN HEREON WERE FOUND ON RECORD AT THE DUCHESNE COUNTY RECORDER'S OFFICE.
4. THE EAST AND WEST RIGHT OF WAY LINES OF STATE HIGHWAY 121 WERE REESTABLISHED BASED ON INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2670.
5. THE 1/16 CORNERS SHOWN AS NOT FOUND WERE REESTABLISHED FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2617.
6. THE FOUND REBAR AND CAPS SHOWN HEREON AROUND THE LARRY RASMUSSEN PARCEL 00-0005-5677 WERE SET OR FOUND AS PART OF A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 3221.
7. THE FOUND REBAR AND CAP STAMPED LS 156790 IS BELIEVED TO BE PART OF AN UNRECORDED SURVEY PERFORMED BY C. DENILE MCKENNA FOR THE CONNIE LARSEN PARCEL. SAID SURVEY IS ALSO REFERENCED ON THE LARRY RASMUSSEN SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 3221.



SURVEYOR'S CERTIFICATE

I, TREVOR R. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #343639, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED, WARRANT OWNERSHIP OF THE LAND DESCRIBED HEREON, AND DO HEREBY ESTABLISH AND AGREE UPON AND PLACE OUR COMMON BOUNDARY BETWEEN OUR INDIVIDUAL PROPERTIES AS SHOWN AND DESCRIBED ON THIS PLAT.

PETE D. WINTERTON

KENNETH M. WINTERTON

CONNIE LARSEN

ACKNOWLEDGMENT

STATE OF
COUNTY OF

} S.S.

ON THE _____ DAY OF _____, A.D. 2016, PERSONALLY APPEARED BEFORE ME, PETE D. WINTERTON AND KENNETH M. WINTERTON OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF
COUNTY OF

} S.S.

ON THE _____ DAY OF _____, A.D. 2016, PERSONALLY APPEARED BEFORE ME, CONNIE LARSEN OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT SHE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A BOUNDARY LINE ADJUSTMENT SURVEY ON THIS _____ DAY OF _____ OF 2016.

MICHAEL A. HYDE

DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

DUCHESNE COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE

THIS _____ DAY OF _____ OF 2016.

STEPHEN POTTER

DUCHESNE COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH
COUNTY OF DUCHESNE

} S.S.

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, A.D. 2016, AT _____ O'CLOCK _____ M., AND IS DULY RECORDED.

COUNTY RECORDER

FILE NUMBER

PREPARED BY:

Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL

- infrastructure professionals -

1.800.748.5275 www.jonesandmille.com

PROJECT NUMBER: 1603-281 FILE NAME: n:\d\proj\1603-281\dwg\1603-281 survey.dwg

SURVEYED BY: Jones & DeMille Eng. DRAWN BY: T.W.G. UPDATED: 4/5/2016 PLOTTED: 4/6/2016

Boundary Line Adjustment Survey for Pete D. Winterton

Duchesne County, Utah

Scale: 1" = 200'

County Surveyor File # 3311

DRAWING NUMBER

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